

## EXHIBIT B



## Department of Buildings

TOWN HALL PLAZA, HEMPSTEAD, N.Y. 11550

CERTIFICATE OF OCCUPANCY

FEE \$200.00

DATE 12/23/93

I HEREBY CERTIFY THAT THE BUILDING HEREFTER DESCRIBED CONFORMS TO THE REQUIREMENTS OF THE TOWN OF HEMPSTEAD BUILDING ZONE ORDINANCE AND THE APPLICABLE BUILDING CONSTRUCTION CODE.

SECTION	43	BLOCK	600	LOT(S)	0297	305.307.311	
LOCATION	NW LONG BEACH ROAD 00000 00 DALY BOULEVARD						
	OCEANSIDE						
PROJECT	CNST RETAIL STORE WITH OCEANSIDE SHIP CTR						
HOUSE NO.	3644	BUILDING PERMIT NO.	9304661	DATED	12/93		
SIZE OF LOT	6300.57612	ZONE	R1	DECLARED COST \$	8601.973		
OWNER ADDRESS	N.W.S. COMPANY			BOARD OF ZONING APPEALS			
	7 E SUNRISE HWY			CASE NUMBER			
	VALLEY STREAM 11541						

NO. 0132813

COMMISSIONER OF BUILDINGS

EXHIBIT A

LEGAL DESCRIPTION OF THE LAND

All that certain plot, piece or parcel of land situate at Oceanside, Town of Hempstead, Nassau County, New York, being more particularly described as follows:

Beginning at a point on the northerly side of Daly Boulevard distant 110.86 feet westerly from the westerly end of a curve that connects the northerly side of Daly Boulevard with the westerly side of Long Beach Road. Said curve having a radius of 66.00 feet and a length of 65.00 feet.

Running Thence from said point of beginning the following two (2) courses and distances along said Daly Boulevard;

(1) Southerly and Westerly on the arc of said circular curve bearing to the right, having a radius of 389.00 feet and a length of 21.80 feet;

(2) North 79 degrees 27 minutes 01 seconds West 630.53 feet;

Thence North 22 degrees 24 minutes 51 seconds East, a distance of 1025.29 feet;

Thence South 74 degrees 45 minutes 17 seconds East, a distance of 284.61 feet;

Thence South 04 degrees 37 minutes 32 seconds West, a distance of 88.50 feet;

Thence South 67 degrees 35 minutes 09 seconds East, a distance of 462.58 feet;

Thence South 22 degrees 24 minutes 51 seconds West, a distance of 529.90 feet;

Thence North 67 degrees 35 minutes 09 seconds West, a distance of 155.00 feet;

Thence South 22 degrees 24 minutes 51 seconds West, a distance of 233.12 feet;

Thence South 07 degrees 19 minutes 11 seconds West, a distance of 81.62 feet to the point or place of beginning.